



**STANDALONE RESTAURANT SPACE
5402 PORTAGE ROAD, PORTAGE, MI
FOR LEASE - \$17.50 PSF NNN**

This amazing property was recently remodeled and sits just 1/3 mile South of the I-94 Portage Road interchange, and is on a major retail corridor across from the Kalamazoo/ Battle Creek International airport, at a signalized corner.

The property features a 7,734 SF building, with a 200+ capacity, updated commercial kitchen, a custom wood fired pizza oven, and all restaurant FF&E (list available upon request). The building also features an outdoor patio, 100+ parking spaces, and great signage opportunities.

There is an outlot available for lease and the existing building can be demised into two ~3,500 SF suites.



AGENT INFORMATION

Andrew Gyorkos
Andrew@KalamazooCRE.com

T.J. Ward
TJ@KalamazooCRE.com

Office:
269-888-2755
501 West Willard Street
Kalamazoo, MI 49007

The BUILDING

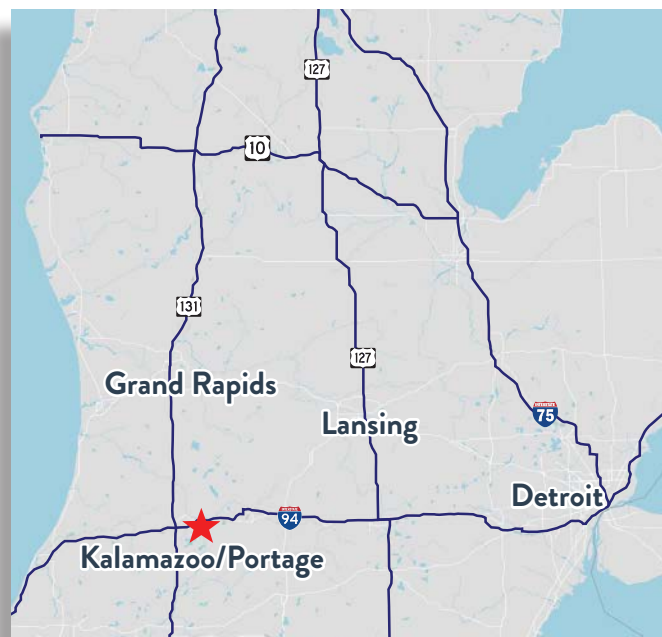
Building Sizes:	7,734 SF* + Outdoor Patio *Can be demised to fit tenants needs	Signage:	Two Brick Monument Signs - Signage can be larger with municipal approval
Property Size:	1.78 Acres	Occupancy:	209 Persons
Restrooms:	ADA Compliant Mens/Womens; Employee	Patio:	550 SF outdoor patio with seating for ~28 persons.
Flooring:	Tile/Carpet/Polished Concrete	Pizza Oven:	Custom built by group from Italy Fits 8" pizza, plus wood for fire
HVAC:	6 Rooftop HVAC Units	Coolers:	3 Walk-in
Fire Suppression:	Yes	Freezer:	1 Walk-in
Number of Stories:	1 Story	Hood:	Double sided 10 foot
Roof:	Rubber Roof replaced in 2021 Serviced by professional roofing company		
Liquor License:	A liquor and brew pub license can be included for a qualified user		

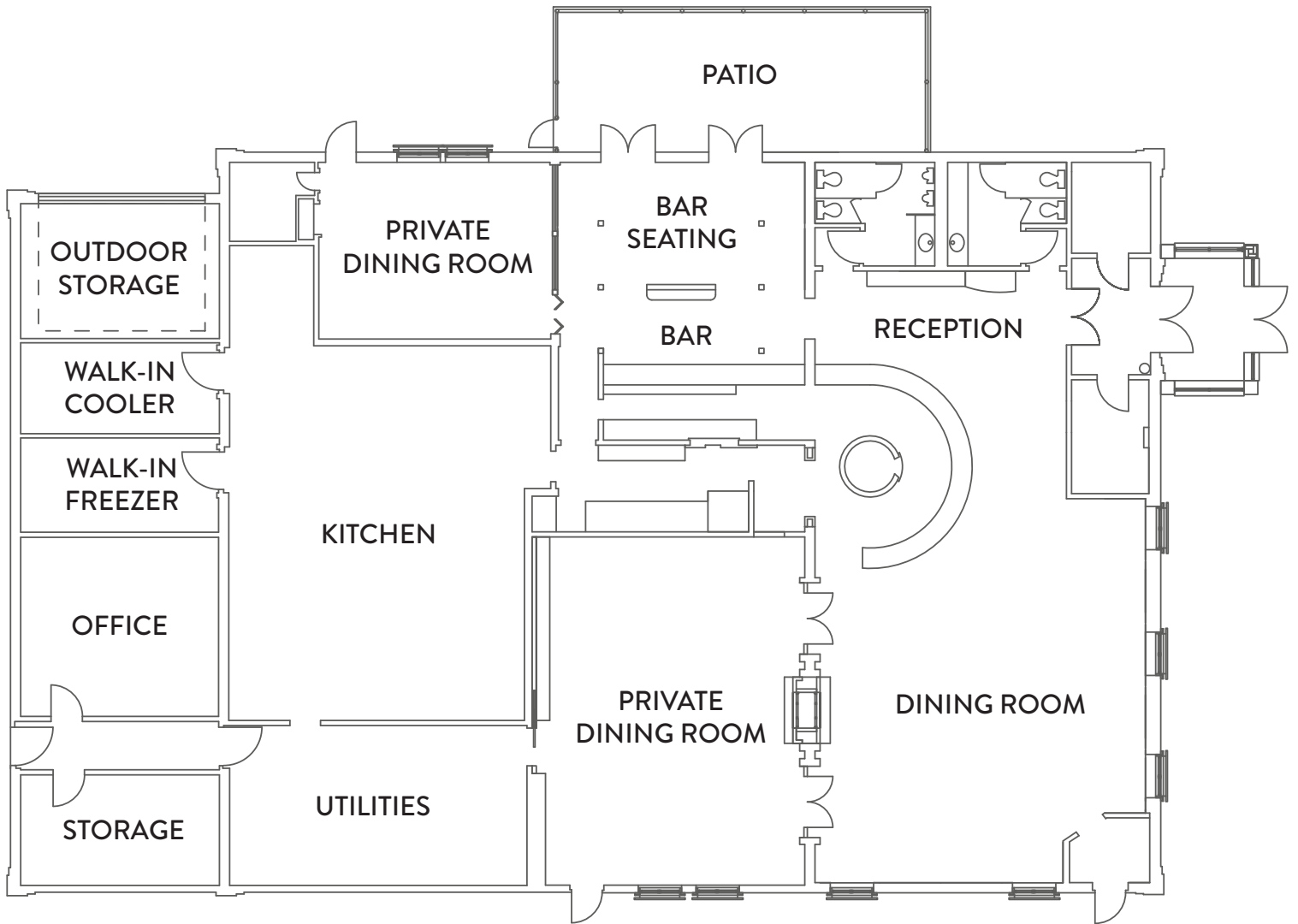
The PROPERTY

Location:	5402 Portage Road
City, State:	Portage, Michigan
Zoning:	City of Portage: Commercial 201
Parcels (4):	5402 & 5426 Portage Road 2328 & 2406 Helen Avenue
Parking:	108 Parking Spaces On Site

The AREA - 5 Mile Demographic Highlights

Population:	132,565
Median Age:	36
Average HH Income:	\$49,336
Average Daily Traffic:	Portage Road: 18,895 ADT I-94: 81,327 ADT





FOR LEASE

5402 Portage Road

Portage, Michigan



**Exact Outlot
Location and
Configuration
To be Determined
See Outline Below**



FOR LEASE
5402 Portage Road
Portage, Michigan



BUILDING ENTRANCE



WOOD FIRED PIZZA OVEN



MAIN DINING ROOM



LARGE PRIVATE DINING ROOM



BAR SEATING

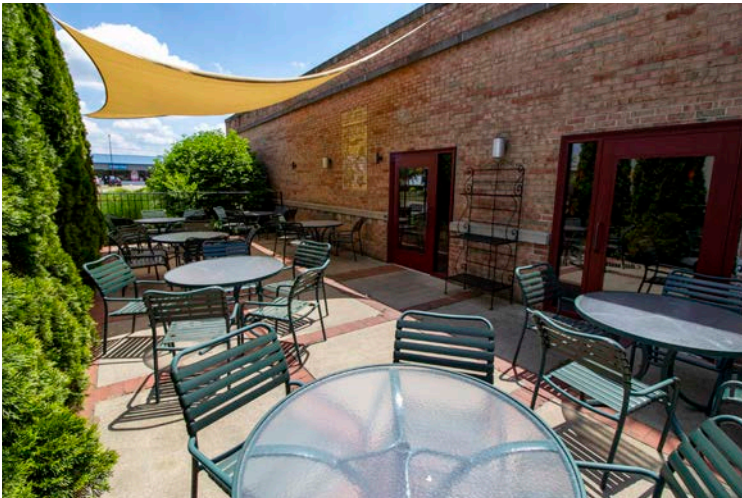
FOR LEASE
5402 Portage Road
Portage, Michigan



BAR SEATING AREA



PRIVATE DINING ROOM



OUTDOOR PATIO



BEVERAGE COOLER



KITCHEN (HOOD)



KITCHEN